

Before the Board of Zoning Adjustment, D. C.

Application No. 11491, of Potomac Electric Power Company, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to erect an addition to an existing electric sub-station as provided by 3101.43, at premise 1701 18th Street, S. E., Lot 218/64, Square 5614.

HEARING DATE: October 17, 1973

EXECUTIVE SESSION: November 20, 1973

FINDINGS OF FACT:

1. The Subject property is located in a R-5-B zone.
2. The property is bordered on the East by 18th Street, on the North by Minnesota Avenue, and on the South by an alley.
3. The existing substation was approved by this Board in 1964. Applicant requests permission to build an addition to the existing station to meet the increasing needs of the public.
4. The material and the construction of the building will match the existing structure. Landscaping which exists on the site will remain the same.
5. No additional traffic will be generated by the addition to the substation. The site will be visited by operators and maintenance people once a week in order to change charts and check the condition of the equipment inside the building. Ground keepers will visit the site once every two weeks.
6. Adequate off-street parking exist and will continue to exist.
7. No opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

The Board concludes that the new use is in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

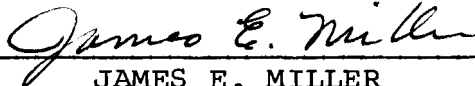
ORDERED:

That the above application be GRANTED.

VOTE: 4-1, (Lilla Burt Cummings, Esq., dissenting).

FINAL DATE OF ORDER: **JAN 07 1974**

ATTESTED BY:



JAMES E. MILLER

Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/ OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.